

Appendix D

HOUSING AND EMPLOYMENT FORECASTING METHODOLOGY



MEMORANDUM

To: Bob Schulte, DKS Associates
From: Tom Armstrong
Date: April 21, 2005
US 26/SH 39 Corridor Plan
Re: 2025 Future Year Land Use Assumptions

The Future Year (2025) Land Use Forecast is based on the following underlying assumptions:

Employment

The Base Year employment is based on ES202 data from the fourth quarter of 2004. The businesses were sorted by 2-digit NAICS codes and assigned to individual traffic analysis zones (TAZs) based on site addresses. The Base Year employment provided a foundation for background growth based on a conservative 0.5% average annual growth rate. The incremental employment growth was applied to the same category in the same TAZ.

The exception to the background employment growth was in the treatment of the large potato processors in the area. Based on stakeholder interviews with the processors, it was determined that although there may be seasonal fluctuations in employment levels, the year-to-year employment is relatively stable given that amount of farmland in production is stable. Therefore, the Future Year forecast assume stable employment levels with no overall increase or decrease in employment for these types of businesses.

The Future Year forecast includes three new large industrial uses in addition to the background employment growth. These industrial uses reflect the local economic development efforts on the part of the City of Blackfoot and Bingham County to attract new industries to the area. The area between US 26 and SH-39 is attractive because of the available sewer and water service along the US 26 corridor to Moreland and the proximity to the I-15 interchange. Therefore, the Future Year forecast assumes three large new industrial uses, totaling 350 new employees in TAZs 8, 11, and 14.

A truck stop has been discussed on the north side of US 26 at the Snake River (MP 305.8). No specific proposals have been made, therefore a generic truck stop configuration is assumed – 10 fuel pumps, 3,000sf convenience store, and 2,000sf fast food restaurant.

The forecast also includes three additional small-scale retail businesses in addition to the background employment growth. These businesses are based on the residential household growth expected in the corridors (see below). A certain portion of the new household income to the area will be spent at existing businesses in the corridors and in Blackfoot. However,

some new businesses can be expected to accompany the household growth. Therefore, the Future Year forecast assumes three new small-scale (5,000 sq. ft.) retail businesses in TAZs 7, 9, and 20.

Residential Growth

The future residential growth forecast is based on recent development trends from 2000-2004. Bingham County building permit records were reviewed to identify new houses for this period and assign them to individual TAZs. The five-year average of 52.4 houses per year was projected over 20 years to estimate 1,048 new housing units by 2025. These new housing units were allocated to TAZs based on the proportional share of the 2000-2004 growth.